



Project No. **LYNF-0100**

November 8, 2022

Brian Charville, Chair
Lynnfield Planning Board
55 Main Street
Lynnfield, MA 01949

**Subject: Supporting Information
Application for Extension of Time to Complete Subdivision
Definitive Subdivision Plan - Tuttle Lane**

Dear Mr. Chairman,

The purpose of this letter is to provide information to the Planning Board that will allow the members to make an informed decision on the application for extension of time to complete the subdivision at Tuttle Lane. Section 375-6.12 outlines the information required for an application for extension request.

We offer the following information for the Board's consideration.

1. The subdivision plan and all construction that has taken place thereunder complies with the Planning Board Rules and Regulations in effect at the time of submission of the definitive plan. Our office has worked closely with Michael and Brian Hannon and their development team during the construction of the roadway and the development of the single family house lots. The Town's peer review consultant and DPW has also been part of ongoing inspections of the various stages of construction.

At the present time, all roadway infrastructure is in place, including water, drainage, natural gas, electric, and other communication utilities. The stormwater management system is fully functional. The surface of the road has received the first (or binder) course of pavement and the curbing and sidewalks have also been installed. Erosion and sediment control is under the close supervision of Michael and Brian Hannon and their development team.

2. The development entities have also complied with Section 375-6.9 (Health and safety requirements pending street acceptance) and 375-6.10 (Street signs) of the rules and regulations.

Health and Safety Requirements

- a. The tracking of soil, dust, aggregate and other construction materials from the site onto private and public ways has been minimized during the construction activities.

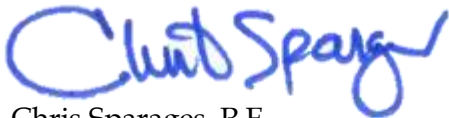
- The developer has worked closely with DPW to ensure that steps be taken to remove such materials throughout the project.
- b. Standing water has been dispersed and drained during construction.
 - c. Construction materials, hazardous materials, structures, tools and equipment have been properly secured during construction.
 - d. Tuttle Lane has been kept clear and passable so as to allow immediate access by emergency vehicles.
 - e. Tuttle Lane has been plowed and sanded in accordance with DPW standards. DPW has the contact information for the Tuttle Lane development team.
 - f. Refuse and trash removal for the occupied premises within the subdivision is being performed weekly by a private hauler.
 - g. The streetlights shown on the Definitive Plan are in place and fully operational.

Street Signs

- a. The Tuttle Lane street sign is installed.
3. The developer recently applied for a bond reduction. A detailed itemized summary of the work completed and work remaining to be completed was submitted to the Board with the bond reduction request. The expected completion date for the project is September 2024. Copies of those documents have been attached to this letter.

Please feel free to reach out to us if you or any of your staff have any questions, comments, or concerns.

Very truly yours,



Chris Sparages, P.E.
Principal

Enclosures

cc: HPI Mass RE Development, LLC

NORTHMARK[®] BANK

**Amendment 4
Letter of Credit No. 2020167
Irrevocable Standby Letter of Credit
Extended Expiry Date: September 1, 2024**

September 6, 2022

Town of Lynnfield, Massachusetts
Planning Board
55 Summer Street
Lynnfield, MA 01940

Account Party:
HPI Mass RE Development, LLC
23 Stiles Road, #104
Salem, NH 03079

Beneficiary:
Town of Lynnfield, Massachusetts

Amount
\$197,580.00 [US Dollars]

Ladies and Gentlemen:

At the request of HPI Mass RE Development, LLC, Northmark Bank (“the Bank” or “we”) hereby further amends its Irrevocable Letter of Credit No. 2020167 in favor of The Town of Lynnfield, Massachusetts (“the Beneficiary”), as previously amended on August 11, 2020, May 14, 2021 and August 22, 2022, to reduce its aggregate nominal value to the amount of (U. S.) **One Hundred Ninety Seven Thousand Five Hundred Eighty Dollars (\$197,580.00)**, as follows:

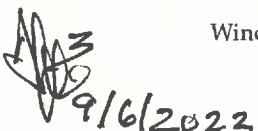
At the request of HPI Mass RE Development, LLC and with the prior approval of the Town of Lynnfield acting through its Planning Board as evidenced by Planning Board Chair Brian R. Charville’s letter to Northmark Bank dated August 31, 2022, Northmark Bank hereby further amends its Irrevocable Letter of Credit No. 2020167 in favor of The Town of Lynnfield (“Beneficiary”) as previously amended on August 11, 2020, May 14, 2021 and August 22, 2022, by reducing its aggregate nominal value to the amount of (U. S.) **One Hundred Ninety Seven Thousand Five Hundred Eighty Dollars (\$197,580.00)**, such reduction to take effect upon

89 Turnpike Street P.O. Box 825 North Andover, MA 01845 (978) 686-9100 FAX (978) 686-5779

Andover Office 69 Park Street Andover, MA 01810 (978) 475-5000 FAX (978) 749-7000

Winchester Office 26 Mount Vernon Street Winchester, MA 01890 (781) 721-9100 FAX (781) 721-9948

www.northmarkbank.com


9/6/2022

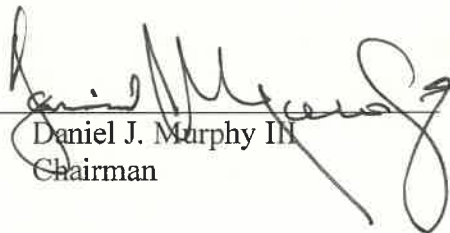
receipt by Northmark Bank of the Beneficiary's written acceptance and approval of this Amendment 4.

All other terms and conditions of the subject Letter of Credit No.2020167 as previously amended on August 11, 2020, May 14, 2021 and August 22, 2022 remain unchanged and are hereby ratified and confirmed.

This Letter of Credit, as amended on August 11, 2020, May 14, 2021, August 22, 2022 and hereby, sets forth in full the terms of our undertaking, and such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates, and any such reference shall not be deemed to incorporate herein by reference any instrument or document.

Except so far as otherwise expressly stated herein, this Letter of Credit is subject to the International Standby Practices 1998 (ISP98) and the laws of the Commonwealth of Massachusetts.

NORTHMARK BANK

By: 
Daniel J. Murphy III
Chairman

COMMONWEALTH OF MASSACHUSETTS

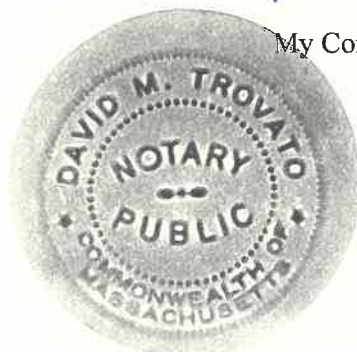
County of Essex: ss


September 6, 2022

On the above date, before me, the undersigned notary public, personally appeared the above named Daniel J. Murphy, III, known to me personally to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Chairman of Northmark Bank, a Massachusetts trust company.

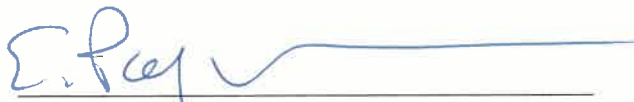

David M. Trovato Notary Public

My Commission Expires: 8/28/2026

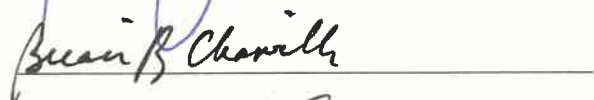


 9/6/2022

This Amendment 4 to Letter of Credit 2020167 is hereby accepted and approved by the Planning Board of the Town of Lynnfield, Massachusetts:


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 9/6/2022

Tuttle Lane Subdivision

HPI Mass RE Development LLC Letter of Credit

Item #		Original Budget Early 2020	Work Completed @ 9/1/22	Work Remaining @ 9/1/22
A. DRAINAGE				
1	12 lf of 24" RC drain @ \$110/lf	1,320.00	1,320.00	0.00
2	205 lf of 18" RC Drain @ \$100/lf	20,500.00	20,500.00	0.00
3	315 lf of 15" RC Pipe @ \$95/lf	29,925.00	29,925.00	0.00
4	50lf of 12" RC Pipe @ \$90/lf	4,500.00	4,500.00	0.00
6	5 double grate catch basins @ \$6000/each	30,000.00	30,000.00	0.00
7	2 drain manholes @ \$5000/each	10,000.00	8,000.00	2,000.00
8	CDS 2015-4	9,000.00	9,000.00	0.00
9	Stormwater management area	60,000.00	42,000.00	18,000.00
11	Installation of Swale (north side of project)	12,000.00	0.00	12,000.00
12	(9) Runoff Re-charge Systems	27,000.00	6,000.00	21,000.00
	Sub-total	204,245.00	151,245.00	53,000.00
B. WATER				
	Hydrant Relocation at Summer Street	5,000.00	5,000.00	0.00
	Sub-total	5,000.00	5,000.00	0.00
C. ROAD PREPARATION				
13	Clearing & grubbing etc. (2.0 +/- acres)	45,000.00	45,000.00	0.00
14	General road prep.grading etc.	12,000.00	12,000.00	0.00
15	1000 cy of road gravel @ \$25/cy	25,000.00	25,000.00	0.00
	Sub-total	82,000.00	82,000.00	0.00
D. ROAD PAVEMENT, CURBING				
16	Roadway and cul de sac Paving 700 tons @ \$82/ln	57,400.00	28,700.00	28,700.00
17	575 sloped granite curb @ \$48/lf	27,600.00	27,600.00	0.00
18	1250 lf of bit berm @ \$4/lf	5,000.00	5,000.00	0.00
19	5 double catch basin granite inlets @ \$700/each	3,500.00	3,500.00	0.00
20	10 granite transitions stones @ \$550/each	5,500.00	5,500.00	0.00
21	1300sy of loam & seed @ \$10/sy	4,550.00	0.00	4,550.00
	Sub-total	103,550.00	70,300.00	33,250.00
E. Sidewalks (1800 lf X 4/lf)				
22	140 cy of select material @ \$25/cy	3,500.00	3,500.00	0.00
23	150 tons of bit conc. (3") @ \$130/tn	19,500.00	0.00	19,500.00
24	4 wheelchair ramps @\$2000/each	8,000.00	8,000.00	0.00
	Sub-total	31,000.00	11,500.00	19,500.00
F. Underground Utilities, Misc.				
25	750 lf of underground duct for street lights	15,000.00	15,000.00	0.00
26	(1) street light control box @ \$1500/each	1,500.00	1,500.00	0.00
27	(8) street lights @ \$2500/each	20,000.00	20,000.00	0.00
28	Street & Stop Sign	350.00	350.00	0.00
29	Gas main excavation - dig for installation by NG	10,000.00	10,000.00	0.00
30	Electrical excavation - dig for installation by RMLD	17,000.00	17,000.00	0.00
31	(27) street trees @ \$600/each	16,200.00	0.00	16,200.00
32	(19) screening trees @ \$500/each	9,500.00	3,000.00	6,500.00
33	(10) stone bounds @ \$500/each	5,000.00	0.00	5,000.00
34	75 lf of wooden guardrail @ \$35/lf	2,625.00	2,625.00	0.00
35	3000' of silt fence @ \$8/lf	24,000.00	18,000.00	6,000.00
36	550 lf of mulch waddle @ \$4/lf	2,200.00	0.00	2,200.00
37	cul de sac plantings	10,000.00	0.00	10,000.00
38	Tree Protection	2,000.00	0.00	2,000.00
39	Tracking Pad & Street Sweeping	2,500.00	1,500.00	1,000.00
40	As-built Plans	15,000.00	5,000.00	10,000.00
	Sub-total	152,875.00	93,975.00	58,900.00

Totals				
	Original Budget Early 2020	Work Completed @ 9/1/22	Work Remaining @ 9/1/22	
A. DRAINAGE	204,245.00	151,245.00	53,000.00	
B. WATER	5,000.00	5,000.00	0.00	
C. ROAD PREPARATION	82,000.00	82,000.00	0.00	
D. ROAD PAVEMENT, CURBING	103,550.00	70,300.00	33,250.00	
E. SIDEWALKS	31,000.00	11,500.00	19,500.00	
F. UNDERGROUND UTILITIES, MISC.	152,875.00	93,975.00	58,900.00	
Calculation Error			0.00	
Sub-total	578,670.00	414,020.00	164,650.00	
contingency %	10.0%		20.0%	
contingency \$	57,867	24,937.00	32,930	
TOTAL	636,537.00	438,957.00	197,580.00	